SNAPSHOT of HOME Program Performance--As of 03/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis County Consortium State: MN

PJ's Total HOME Allocation Received: \$13,702,478 PJ's Size Grouping*: C PJ Since (FY): 1992

					Nat'l Ranking (Percentile):*	
Category	PJ	State Average	State Rank	Nat'l Average	Group C	Overall
Program Progress:			PJs in State: 6			
% of Funds Committed	99.22 %	91.16 %	1	92.07 %	95	97
% of Funds Disbursed	97.08 %	87.04 %	1	84.14 %	98	99
Leveraging Ratio for Rental Activities	5.16	10.9	1	4.79	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.00 %	1	81.45 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	80.95 %	82.41 %	3	69.74 %	61	66
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	86.09 %	88.25 %	5	80.97 %	52	57
% of 0-30% AMI Renters to All Renters***	64.35 %	56.40 %	3	45.50 %	78	82
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.81 %	1	95.55 %	100	100
Overall Ranking:		In S	tate: 2 / 6	Nation	ally: 94	95
HOME Cost Per Unit and Number of Completed	d Units:					
Rental Unit	\$16,003	\$30,103		\$26,831	115 Units	7.70
Homebuyer Unit	\$6,694	\$12,747		\$15,029	1,143 Units	76.60
Homeowner-Rehab Unit	\$11,583	\$13,062		\$20,806	235 Units	15.70
TBRA Unit	\$0	\$2,145		\$3,228	0 Units	0.00

^{* -} A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

^{** -} E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

^{***-} This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs: (average reported cost per unit in **HOME-assisted projects**)

PJ: State:* National:** Rental \$65,885 \$79,532 \$96,090 Homebuyer \$68,100 \$114,543 \$75,663

Homeowner \$16,165 \$6,203 \$23,585 **CHDO Operating Expenses:** (% of allocation)

PJ:

1.09

National Avg:

4.3 % 1.2 %

R.S. Means Cost Index:

RACE: White: Black/African American: Asian: American Indian/Alaska Native: Native Hawaiian/Pacific Islander: American Indian/Alaska Native and White: Asian and White: Black/African American and White: American Indian/Alaska Native and Black: Other Multi Racial: Asian/Pacific Islander:	% % 93.9 97 0.0 0 6.1 0 0.0	tyer Homeowner % 7.7 94.9 0.3 1.3 0.0 0.0 1.1 3.4 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.0 0.0 0.0 0.1 0.0 0.2 0.0	TBRA % 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	HOUSEHOLD TYPE: Single/Non-Elderly: Elderly: Related/Single Parent: Related/Two Parent: Other:	15.7 1.6 26.8 22.6 33.6 20.0 5.2 27.2 26.8	
ETHNICITY: Hispanic HOUSEHOLD SIZE:		0.0 0.5 0.4	0.0	SUPPLEMENTAL RENTAL	ASSISTANCE	
1 Person: 2 Persons: 3 Persons: 4 Persons: 5 Persons: 6 Persons: 7 Persons: 8 or more Persons:	21.7 26 11.3 24 5.2 18 1.7 8 0.9 6 0.0 0	37.4 30.0 24.3 34.4 15.7 3.5 12.3 3.1 4.7 3.2 3.0 3.3 0.4 3.2 2.1	0.0 0.0 0.0 0.0 0.0 0.0 0.0	Section 8: HOME TBRA: Other: No Assistance:	23.5 0.2 # 0.0 60.0 16.5 t Units / Completed Units Since 2001	2

^{*} The State average includes all local and the State PJs within that state



^{**} The National average includes all local and State PJs, and Insular Areas

[#] Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

— HOME PROGRAM — SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium State: MN Group Rank: 94 (Percentile)

State Rank: 2 / 6 P.IS

Overall Rank: 95 (Percentile)

Summary: 0 Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	80.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOMF	< 70%**	86.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-	YEARS" NOT DISBURSED***	> 3.340	0.58	

^{*} This Threshold indicates approximately the lowest 20% of the PJs



^{**} This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

^{***} Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.